

X

WARRANTY DEED

38-76
#2335

PERCY B. SMITH, JR. and NATALIE SCHLIKINA, (formerly known as
Natalie S. Smith), of Waterville, ⁰³³⁸⁵⁸ County of Kennebec and
State of Maine for consideration paid, grant to NATALIE
SCHLIKINA, of Waterville, County of Kennebec, and State of
Maine, with WARRANTY COVENANTS, the land in Waterville, County
of Kennebec and State of Maine, bounded and described as
follows, to wit:

38-76-1
#50868

Commencing on the southerly line of Barnet Avenue at an
iron pin located in the northwesterly corner of land
conveyed to the herein grantees by deed recorded in
Kennebec Registry of Deeds Book 3175, Page 840; thence S
11°53' W a distance of 140.9 feet along the westerly
boundary of said grantees to an iron pin and land of
Carle Street Associates; thence N 78° 52' W a distance of
127.5 feet to a steel pin; thence N 12° 52' E a distance
of 142.7 feet to a steel pin in the southerly line of
Barnet Avenue; thence S 78° 04' E a distance of 125 feet
along the southerly line of Barnet Avenue to the point of
beginning.

Meaning and intending to convey Lot #9 as shown on plan
entitled "Barnet Avenue Addition for Lester T. Jolovitz"
dated May 15, 1989 and recorded in Kennebec Registry of
Deeds.

This conveyance is made subject, however, to the
following restrictions which will be binding upon the
said grantees and all persons claiming or holding under
said grantees:

1. That said land shall be used only for residential
purposes and not more than one residence and the
outbuildings thereof, such as a garage, shall be allowed
to occupy said land or any part thereof at any time, nor
shall said lots be subdivided or sold or leased in
parcels, nor shall any building at any time situate on
said land be used for business or manufacturing purposes;
that no outbuildings shall be occupied as a residence
prior to the construction of the main building.

2. That no house for more than one family and costing
less than one hundred thousand dollars (\$100,000.00)
shall be built on said land, and no building, including
garages, shall be erected or placed on any part of said
land within thirty (30) feet of said Barnet Avenue and
within ten (10) feet from any, boundary line.

3. That no placards or advertising signs, other than
such as relate to the sale or leasing of said lots, shall
be erected or maintained on said lots or any building
thereon.

4. That no fences or construction of any kind, other
than a dwelling shall at any time be erected in any
position to interfere with the view from residences on
adjoining lots.

5. That no cows, horses, goats, swine, hens or dog
kennels shall at any time be kept or maintained on said
lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

Being the same premises conveyed to Percy B. Smith, Jr. and Natalie S. Smith by warranty deed of Lester T. Jolovitz dated June 8, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3558, Page 265.

WITNESS my hand and seal this 20th day of November, 1998.

WITNESS

PERCY B. SMITH, JR.

WITNESS

NATALIE SCHLIKINA
(f/k/a Natalie S. Smith)

THE STATE OF MAINE
Kennebec, ss.

November 20, 1998

Then personally appeared the above named Percy B. Smith, Jr. and Natalie Schlikina and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

98n05: SMITH to SCHLIKINA

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

1998 NOV 23 AM 9:00

ATTEST: *Theresa B. [Signature]*
REGISTER OF DEEDS